WARRANTY DEED

File #24-240



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1197838 DEEDWARR
10/25/2024 11:15:36 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20241025-0082994

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara W. Nowak and Paul T. Nowak, Jr.	NEW OWNER	128-12-0A-034.00-CO
(NAME)	(NAME)	
320 Old Hickory Blvd #600		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jingyi Liu, a single woman and Zhiyang Liu, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara W. Nowak and Paul T. Nowak, Jr., wife and husband** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. 34, Building 6, of Eagle Ridge at the Reserve, Section 4, Phase 1A, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875, as amended in Instrument No. 20020417-0047840, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the said apartments appurtenant undivided interest In the general and limited common elements of the condominium.

Being the same property conveyed to Jingyi Liu, a single woman and Zhiyang Liu, a married person, as tenants in common with rights of survivorship by Warranty Deed from Rajeev Mavath, a single man of record in Instrument No. 20210429-0057276 Register's Office for Davidson County, Tennessee, dated April 23, 2021 and recorded on April 29, 2021. Subject property having never been the primary residence of Zhiyang Liu, or his spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 320 Old Hickory Boulevard, #600, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 23 day of October, 2024.

Jingyi Liu

Zhiyang Liu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of October, 2024, before me personally appeared Jingyi Liu, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2024.

Notary Signature
My commission expires:

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of October, 2024, before me personally appeared Zhiyang Liu to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2024.

Notary Signature
My commission expires:

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027